

**Montana Department
of
Fish, Wildlife & Parks**



P.O. Box 200701
Helena, MT 59620-0701
(406) 444-2602

January 8, 1996

TO: Environmental Quality Council, Capitol Building, Room 106, PO Box 201704, Helena MT 59620-1704
Dept. of Health & Environmental Sciences, Director's Office, Cogswell Building, PO Box 200901, Helena MT 59620-0901
Dept. of Fish, Wildlife & Parks Commissioners
Director's Office

Parks Division
Fisheries Division
Wildlife Division
Land Section
Design & Construction Bureau
Legal Unit

Montana Historical Society, State Historic Preservation Office, PO Box 201202, Helena MT 59620-12102
Montana State Library, 1515 E 6th Ave., PO Box 2301800, Helena MT 59620-1800
Jim Jensen, Montana Environmental Information Center, PO Box 1184, Helena MT 59624
Janet Ellis, Montana Audubon Council, PO Box 595, Helena MT 59624
George Ochenski, PO Box 689, Helena MT 59624
Gallatin County Commissioners, Gallatin County Courthouse, Bozeman MT 59715
Jerry DiMarco, PO Box 1571, Bozeman MT 59771
Sonja Berg, 5670 Thorp Rd, Bozeman MT 59715
Terry Abelin, General Manager, Bridger Bowl, 15795 Bridger Canyon Rd., Bozeman MT 59715
Joel Shouse, PO Box 337, Bozeman MT 59771
Gallatin County Planning & Zoning Committee, Gallatin County Courthouse, Room #4, 311 W. Main St. Bozeman MT 59715
Bridger Canyon Fire Dept., 8081 Bridger Canyon Rd., Bozeman MT 59715
Michael Coil, 125 W. Mendenhall, Bozeman MT 59715
Bridger Bowl, Inc., Max Simmons, Pres., 15795 Bridger Canyon Rd., Bozeman MT 59715
Bridger Canyon Property Assoc., %Jean MacInnes, 16621 Bridger Canyon Rd., Bozeman MT 59715
Bridger Pines Property Owners Assoc., %Darryl Razzano, 191 Wedelen Dr., Bozeman MT 59715
Tom & Carol Peterson, PO Box 127, Wilsall, MT 59086
Jerry Wing, 360 Ranch Corp., 3020 White Sulphur Springs Rd., ST Helena, CA 94574
U.S. Forest Service, Dave Carey, 3710 Fallon, Box C, Bozeman MT 59715
Montana State Park Foundation, %Wayne Hirst, PO Box 728, Libby MT 59923
Montana Wildlife Federation, PO Box 1175, Helena MT 59624-1175

Ladies and Gentlemen:

The Montana Fish, Wildlife and Parks Commission is proposing to dispose of 120 acres of land considered surplus to the department's mission. The subject land is located adjacent to the Bridger Bowl Ski Area and has been utilized by Bridger Bowl Inc. under a land use permit as part of their ski area since 1967. The department is proposing to exchange the fair market value of the surplus land with Bridger Bowl for lands more suitable to the mission of the department.

Misc.
Gallatin

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We have completed an environmental assessment which is attached for your review. The comment period runs from January 8, 1996 through January 29, 1996. A public hearing will also be held on this proposal on January 22, at 7 P.M. at the Fish, Wildlife and Parks Headquarters, 1400 S. 19th, Bozeman, Mt. Please send comments on this proposal to:

Bridger Bowl Surplus Land Disposal
Field Services Division
Montana Department Fish, Wildlife and Parks
PO Box 200701
Helena, Montana 59620-0701

Sincerely,



Robert R. Martinka
Chief of Field Operations

MEPA/NEPA/HB495 CHECKLIST

PART I. PROPOSED ACTION DESCRIPTION

1. **Type of Proposed State Action** Exchange of 120 acres of surplus land belonging to the Montana Department of Fish, Wildlife and Parks to Bridger Bowl Inc. for interest in other lands suitable for department programs and purpose.

2. **Agency Authority for the Proposed Action** Department of Fish, Wildlife & Parks with consent of its Commission has authority to dispose of surplus land under 87-1-209.

3. **Name of Project:** Bridger Bowl surplus land disposal

4. **Name, Address and Phone Number of Project Sponsor (if other than the agency)**

5. **If Applicable:**

Estimated Construction/Commencement Date ____

Estimated Completion Date ____

Current Status of Project Design (% complete) ____

6. **Location Affected by Proposed Action (county, range and township)**

N½SW¼ and NW¼SE¼, Section 19, T1N, R7E, MPM, Gallatin County, Montana

7. **Project Size: Estimate the number of acres that would be directly affected that are currently:**

(a) Developed:	(d) Floodplain ____ acres
residential ____ acres	
industrial ____ acres	(e) Productive:
	irrigated cropland ____ acres
(b) Open Space/Woodlands/ Recreation <u>120</u> acres	dry cropland ____ acres
	forestry ____ acres
	rangeland ____ acres
(c) Wetlands/Riparian Area ____ acres	other ____ acres

8. **Map/site plan: attach an original 8 1/2" x 11" or larger section of the most recent USGS 7.5' series topographic map showing the location and boundaries of the area that would be affected by the proposed action. A different map scale may be substituted if more appropriate or if required by agency rule. If available, a site plan should also be attached.**

A portion of the USGS 7.5' topographic map for the area is attached.

9. **Narrative Summary of the Proposed Action or Project including the Benefits and Purpose of the Proposed Action.**

The subject land was purchased in 1950 by the Montana State Parks Commission utilizing a legislative appropriation. This parcel of land was initially viewed as the first of several acquisitions that would ultimately create a state park. However, there were no additional acquisitions by the state and the state has not constructed any improvements on the land. The Bridger Bowl ski area was constructed and first opened for public use in 1954 utilizing public

Bridger Bowl ski area was constructed and first opened for public use in 1954 utilizing public and private lands adjoining the subject land. The 120 acres was declared surplus by the department in 1967 and attempts were made to exchange this land with the United States Forest Service so that they could include this parcel of land with the adjoining federal lands under the special use permit that allows Bridger Bowl Inc. to operate the ski area. This land exchange proposal was not successful. In 1967, Bridger Bowl Inc. entered into a land use agreement with FWP to utilize the subject land for tower construction and other activities associated with the ski area. This arrangement has continued since 1967 and the most recent land use permit was executed in 1995 to accommodate the needs of Bridger Bowl associated with the re-construction of a chair lift. The most recent permit generated \$6,285.80 to the department in 1995 utilizing a formula based on annual lift ticket sales. The current permit expires in 1998 and Bridger Bowl Inc. desires a permanent interest in the land to ensure the future viability of the ski area.

The subject lands have been surplus to the department needs for nearly 30 years and the department believes that the public would be better served by the lands being in the control of Bridger Bowl Inc. The department is therefore proposing to exchange the subject lands with Bridger Bowl for an interest in lands more suitable for the department's purposes and mission. The department proposes to utilize the fair market value of the subject lands to acquire an interest in lands more suitable to the mission on the agency. If the department and Bridger Bowl are unable to complete a land exchange by December 31, 1996 the department will execute and grant a recreational easement to Bridger Bowl Inc. for the fair market value of \$420,000.

An appraisal of the land has been completed and the fair market value for the land determined to be \$480,000. The value of the easement has been determined to be \$420,000.

10. Listing of any other Local, State or Federal agency that has overlapping or additional jurisdiction.

(a) Permits:

<u>Agency Name</u>	<u>Permit</u>	<u>Date Filed/#</u>
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(b) Funding:

<u>Agency Name</u>	<u>Funding Amount</u>
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(c) Other Overlapping or Additional Jurisdictional Responsibilities:

<u>Agency Name</u>	<u>Type of Responsibility</u>
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None

11. List of Agencies Consulted During Preparation of the EA:

PART II. ENVIRONMENTAL REVIEW

PHYSICAL ENVIRONMENT

1. <u>LAND RESOURCES</u> Will the proposed action result in:	IMPACT [☆]				Can Impact Be Mitigated [☆]	Comment Index
	Unknown [☆]	None	Minor [☆]	Potentially Significant		
▶ a. Soil instability or changes in geologic substructure?		X				
b. Disruption, displacement, erosion, compaction, moisture loss, or over-covering of soil which would reduce productivity or fertility?		X				
▶ c. Destruction, covering or modification of any unique geologic or physical features?		X				
d. Changes in siltation, deposition or erosion patterns that may modify the channel of a river or stream or the bed or shore of a lake?		X				
e. Exposure of people or property to earthquakes, landslides, ground failure, or other natural hazard?		X				
f. Other _____						

Narrative Description and Evaluation of the Cumulative and Secondary Effects on Land Resources (Attach additional pages of narrative if needed):

PHYSICAL ENVIRONMENT

2. <u>AIR</u> Will the proposed action result in:	IMPACT [☆]				Can Impact Be Mitigated [☆]	Comment Index
	Unknown [☆]	None	Minor [☆]	Potentially Significant		
▶ a. Emission of air pollutants or deterioration of ambient air quality? (also see 13 (c))		X				
b. Creation of objectionable odors?		X				
c. Alteration of air movement, moisture, or temperature patterns or any change in climate, either locally or regionally?		X				
d. Adverse effects on vegetation, including crops, due to increased emissions of pollutants?		X				
e. ♦ For P-R/D-J projects, will the project result in any discharge which will conflict with federal or state air quality regs? (Also see 2a)		X				
f. Other _____						

Narrative Description and Evaluation of the Cumulative and Secondary Effects on Air Resources (Attach additional pages of narrative if needed):

- ☆ Include a narrative explanation under Part III describing the scope and level of impact. If the impact is unknown, explain why the unknown impact has not or can not be evaluated.
- ▶ Include a narrative description addressing the items identified in 12.8.604-1a (ARM)
- ♦ Determine whether the described impact may result and respond on the checklist. Describe any minor or potentially significant impacts.
- ♦♦ Include a discussion about the issue in the EA narrative and include documentation if it will be useful.

PHYSICAL ENVIRONMENT

WATER Will the proposed action result in:	IMPACT [☆]				Can Impact Be Mitigated [☆]	Comment Index
	Unknown [☆]	None	Minor [☆]	Potentially Significant		
► a. Discharge into surface water or any alteration of surface water quality including but not limited to temperature, dissolved oxygen or turbidity?		X				
b. Changes in drainage patterns or the rate and amount of surface runoff?		X				
c. Alteration of the course or magnitude of flood water or other flows?		X				
d. Changes in the amount of surface water in any water body or creation of a new water body?		X				
e. Exposure of people or property to water related hazards such as flooding?		X				
f. Changes in the quality of groundwater?		X				
g. Changes in the quantity of groundwater?		X				
h. Increase in risk of contamination of surface or groundwater?		X				
i. Effects on any existing water right or reservation?		X				
j. Effects on other water users as a result of any alteration surface or groundwater quality?		X				
k. Effects on other users as a result of any alteration in surface or groundwater quantity?		X				
l. ♦♦ For P-R/D-J, will the project affect a designated floodplain? (Also see 3c)		X				
m. ♦ For P-R/D-J, will the project result in any discharge that will affect federal or state water quality regulations? (Also see 3a)		X				
n. Other: _____						

Narrative Description and Evaluation of the Cumulative and Secondary Effects on Water Resources (Attach additional pages of narrative if needed):

- ☆ Include a narrative explanation under Part III describing the scope and level of impact. If the impact is unknown, explain why the unknown impact has not or can not be evaluated.
- Include a narrative description addressing the items identified in 12.8.604-1a (ARM)
- ♦ Determine whether the described impact may result and respond on the checklist. Describe any minor or potentially significant impacts.
- ♦♦ Include a discussion about the issue in the EA narrative and include documentation if it will be useful.

PHYSICAL ENVIRONMENT

VEGETATION	IMPACT [☆]				Can Impact Be Mitigated [☆]	Comment Index
	Unknown [☆]	None	Minor [☆]	Potentially Significant		
Will the proposed action result in:						
a. Changes in the diversity, productivity or abundance of plant species (including trees, shrubs, grass, crops, and aquatic plants)?		X				
b. Alteration of a plant community?		X				
c. Adverse effects on any unique, rare, threatened, or endangered species?		X				
d. Reduction in acreage or productivity of any agricultural land?		X				
e. Establishment or spread of noxious weeds?		X				
f. ♦ ♦ For P-R/D-J, will the project affect wetlands, or prime and unique farmland?		X				
g. Other: _____						

Narrative Description and Evaluation of the Cumulative and Secondary Effects on Vegetation Resources (Attach additional pages of narrative if needed):

- ☆ Include a narrative explanation under Part III describing the scope and level of impact. If the impact is unknown, explain why the unknown impact has not or can not be evaluated.
- Include a narrative description addressing the items identified in 12.8.604-1a (ARM)
- ♦ Determine whether the described impact may result and respond on the checklist. Describe any minor or potentially significant impacts.
- ♦ ♦ Include a discussion about the issue in the EA narrative and include documentation if it will be useful.

PHYSICAL ENVIRONMENT

5. <u>FISH/WILDLIFE</u>	IMPACT [☆]				Can Impact Be Mitigated [☆]	Comment Index
	Unknown [☆]	None	Minor [☆]	Potentially Significant		
Will the proposed action result in:						
a. Deterioration of critical fish or wildlife habitat?		X				
b. Changes in the diversity or abundance of game animals or bird species?		X				
c. Changes in the diversity or abundance of nongame species?		X				
d. Introduction of new species into an area?		X				
e. Creation of a barrier to the migration or movement of animals?		X				
f. Adverse effects on any unique, rare, threatened, or endangered species?		X				
g. Increase in conditions that stress wildlife populations or limit abundance (including harassment, legal or illegal harvest or other human activity)?		X				
h. ♦ ♦ For P-R/D-J, will the project be performed in any area in which T&E species are present, and will the project affect any T&E species or their habitat? (Also see 5f)		X				
i. ♦ ♦ For P-R/D-J, will the project introduce or export any species not presently or historically occurring in the living location? (Also see 5d)		X				
j. Other: _____						

Narrative Description and Evaluation of the Cumulative and Secondary Effects on Fish/Wildlife Resources (Attach additional pages of narrative if needed):

HUMAN ENVIRONMENT

6. <u>NOISE/ELECTRICAL EFFECTS</u>	IMPACT [☆]				Can Impact Be Mitigated [☆]	Comment Index
	Unknown [☆]	None	Minor [☆]	Potentially Significant		
Will the proposed action result in:						
a. Increases in existing noise levels?		X				
b. Exposure of people to serve or nuisance noise levels?		X				
c. Creation of electrostatic or electromagnetic effects that could be detrimental to human health or property?		X				
d. Interference with radio or television reception and operation?		X				
e. Other: _____						

Narrative Description and Evaluation of the Cumulative and Secondary Effects on Noise/Electrical Effects (Attach additional pages of narrative if needed):

- ☆ Include a narrative explanation under Part III describing the scope and level of impact. If the impact is unknown, explain why the unknown impact has not or can not be evaluated.
- Include a narrative description addressing the items identified in 12.8.604-1a (ARM)
- ♦ Determine whether the described impact may result and respond on the checklist. Describe any minor or potentially significant impacts.
- ♦ ♦ Include a discussion about the issue in the EA narrative and include documentation if it will be useful.

HUMAN ENVIRONMENT

LAND USE Will the proposed action result in:	IMPACT [☆]				Can Impact Be Mitigated [☆]	Comment Index
	Unknown [☆]	None	Minor [☆]	Potentially Significant		
a. Alteration of or interference with the productivity or profitability of the existing land use of an area?		X				
b. Conflicted with a designated natural area or area of unusual scientific or educational importance?		X				
c. Conflict with any existing land use whose presence would constrain or potentially prohibit the proposed action?		X				
d. Adverse effects on or relocation of residences?		X				
e. Other: _____		X				

Narrative Description and Evaluation of the Cumulative and Secondary Effects on Land Use (Attach additional pages of narrative if needed):

HUMAN ENVIRONMENT

8. RISK/HEALTH HAZARDS Will the proposed action result in:	IMPACT [☆]				Can Impact Be Mitigated [☆]	Comment Index
	Unknown [☆]	None	Minor [☆]	Potentially Significant		
a. Risk of an explosion or release of hazardous substances (including, but not limited to oil, pesticides, chemicals, or radiation) in the event of an accident or other forms of disruption?		X				
b. Affect an existing emergency response or emergency evacuation plan or create a need for a new plan?		X				
c. Creation of any human health hazard or potential hazard?		X				
d. ♦ For P-R/D-J, will any chemical toxicant be used? (Also see 8a)		X				
e. Other: _____						

Narrative Description and Evaluation of the Cumulative and Secondary Effects on Risk/Health Hazards (Attach additional pages of narrative if needed):



- ☆ Include a narrative explanation under Part III describing the scope and level of impact. If the impact is unknown, explain why the unknown impact has not or can not be evaluated.
- ▶ Include a narrative description addressing the items identified in 12.8.604-1a (ARM)
- ♦ Determine whether the described impact may result and respond on the checklist. Describe any minor or potentially significant impacts.
- ♦♦ Include a discussion about the issue in the EA narrative and include documentation if it will be useful.

HUMAN ENVIRONMENT

<u>COMMUNITY IMPACT</u> Will the proposed action result in:	IMPACT*				Can Impact Be Mitigated*	Comment Index
	Unknown*	None	Minor*	Potentially Significant		
a. Alteration of the location, distribution, density or growth rate of the human population of an area?		X				
b. Alteration of the social structure of a community?		X				
c. Alteration of the level or distribution of employment or community or personal income?		X				
d. Changes in industrial or commercial activity?		X				
e. Increased traffic hazards or effects on existing transportation facilities or patterns of movement of people and goods?		X				
f. Other: _____						

Narrative Description and Evaluation of the Cumulative and Secondary Effects on Community Impact (Attach additional pages of narrative if needed):

HUMAN ENVIRONMENT

<u>PUBLIC SERVICES/TAXES/UTILITIES</u> Will the proposed action result in:	IMPACT*				Can Impact Be Mitigated*	Comment Index
	Unknown*	None	Minor*	Potentially Significant		
a. Will the proposed action have an effect upon or result in a need for new or altered governmental services in any of the following areas: fire or police protection, schools, parks/recreational facilities, roads or other public maintenance, water supply, sewer or septic systems, solid waste disposal, health, or other governmental services? If any, specify: _____		X				
b. Will the proposed action have an effect upon the local or state tax base and revenues?			X			See 10B below
c. Will the proposed action result in a need for new facilities or substantial alterations of any of the following utilities: electric power, natural gas, other fuel supply or distribution systems, or communications?		X				
d. Will the proposed action result in increased used of any energy source?		X				
► e. Define projected revenue sources						
► f. Define projected maintenance costs.						
g. Other: _____						

- ☼ Include a narrative explanation under Part III describing the scope and level of impact. If the impact is unknown, explain why the unknown impact has not or can not be evaluated.
- Include a narrative description addressing the items identified in 12.8.604-1a (ARM)
- ◆ Determine whether the described impact may result and respond on the checklist. Describe any minor or potentially significant impacts.
- ◆◆ Include a discussion about the issue in the EA narrative and include documentation if it will be useful.

Narrative Description and Evaluation of the Cumulative and Secondary Effects on Public Services/Taxes/Utilities (Attach additional pages of narrative if needed): 10b. The department is not required to pay property taxes on park sites, therefore if Bridger Bowl Inc. acquires their property, they will be required to pay real property taxes to Gallatin County in addition to the taxes that they are already paying on the improvements. This would provide an increase to the tax revenues to Gallatin County.

HUMAN ENVIRONMENT

▶ 11. <u>AESTHETICS/RECREATION</u> Will the proposed action result in:	IMPACT [☆]				Can Impact Be Mitigated [☆]	Comment Index
	Unknown [☆]	None	Minor [☆]	Potentially Significant		
a. Alteration of any scenic vista or creation of an aesthetically offensive site or effect that is open to public view?		X				
b. Alteration of the aesthetic character of a community or neighborhood?		X				
▶ c. Alteration of the quality or quantity of recreational/tourism opportunities and settings? (Attach Tourism Report)		X				
d. ♦ For P-R/D-J, will any designated or proposed wild or scenic rivers, trails or wilderness areas be impacted? (Also see 11a, 11c)		X				
e. Other: _____						

Narrative Description and Evaluation of the Cumulative and Secondary Effects on Aesthetics/Recreation (Attach additional pages of narrative if needed):

HUMAN ENVIRONMENT

12. <u>CULTURAL/HISTORICAL RESOURCES</u> Will the proposed action result in:	IMPACT [☆]				Can Impact Be Mitigated [☆]	Comment Index
	Unknown [☆]	None	Minor [☆]	Potentially Significant		
▶ a. Destruction or alteration of any site, structure or object of prehistoric historic, or paleontological importance?		X				
b. Physical change that would affect unique cultural values?		X				
c. Effects on existing religious or sacred uses of a site or area?		X				
d. ♦ ♦ For P-R/D-J, will the project affect historic or cultural resources? Attach SHPO letter of clearance. (Also see 12.a)		X				See 12d. below
e. Other: _____						

Narrative Description and Evaluation of the Cumulative and Secondary Effects on Cultural/Historical Resources (Attach additional pages of narrative if needed):

12d. The proposed action should have no impacts on cultural or historical resources. A clearance letter from the State



Include a narrative explanation under Part III describing the scope and level of impact. If the impact is unknown, explain why the unknown impact has not or can not be evaluated.

- ▶ Include a narrative description addressing the items identified in 12.8.604-1a (ARM)
- ♦ Determine whether the described impact may result and respond on the checklist. Describe any minor or potentially significant impacts.
- ♦ ♦ Include a discussion about the issue in the EA narrative and include documentation if it will be useful.

Historic Preservation Office is attached.

HUMAN ENVIRONMENT

13. SUMMARY EVALUATION OF SIGNIFICANCE Will the proposed action, considered as a whole:	IMPACT [☆]				Can Impact Be Mitigated [☆]	Comment Index
	Unknown [☆]	None	Minor [☆]	Potentially Significant		
a. Have impacts that are individually limited, but cumulatively considerable? (A project or program may result in impacts on two or more separate resources which create a significant effect when considered together or in total.)		X				
b. Involve potential risks or adverse effects which are uncertain but extremely hazardous if they were to occur?		X				
c. Potentially conflict with the substantive requirements of any local, state, or federal law, regulation, standard or formal plan?		X				
d. Establish a precedent or likelihood that future actions with significant environmental impacts will be proposed?		X				
e. Generate substantial debate or controversy about the nature of the impacts that would be created?		X				
f. ♦ ♦ For P-R/D-J, is the project expected to have organized opposition or generate substantial public controversy? (Also see 13e)		X				
g. ♦ ♦ For P-R/D-J, list any federal or state permits required.		X				

Narrative Description and Evaluation of the Cumulative and Secondary Effects on Land Resources (Attach additional pages of narrative if needed):

Include a narrative explanation under Part III describing the scope and level of impact. If the impact is unknown, explain why the unknown impact has not or can not be evaluated.

► Include a narrative description addressing the items identified in 12.8.604-1a (ARM)

♦ Determine whether the described impact may result and respond on the checklist. Describe any minor or potentially significant impacts.

♦ ♦ Include a discussion about the issue in the EA narrative and include documentation if it will be useful.

2. Description and analysis of reasonable alternatives (including the no action alternative) to the proposed action whenever alternatives are reasonably available and prudent to consider and a discussion of how the alternatives would be implemented:

Alternative 'A' - Proposed Action

Alternative 'B' - No Action Alternative - This alternative would continue the status quo. The Department of Fish, Wildlife and Parks would continue to own the land and Bridger Bowl would continue to hold a land use permit on the property to operate its ski lift. The department would continue to own land adjoining Bridger Bowl that it does not manage for public recreation, Bridger Bowl would not have sufficient interest in the land to expand its operation in the future and the opportunity for a land exchange realizing the full market value of the department land would not be realized.

Alternative C- Sale of the property- This alternative would contemplate selling the 120 acres in the manner provided by 87-1-209. The proceeds from the sale would go into the real property trust account as established by 87-1-601 and would not be available for the acquisition of other lands more suitable to the department mission.

Alternative D- Sale of easement to Bridger Bowl. This alternative contemplates the sale of a surface easement for recreational purposes to Bridger Bowl Inc. The appraised value of this easement is \$420,000. The proceeds from the sale of the easement would go into the real property trust account as required by 87-1-601 and would not be available for the acquisition of other lands more suitable to the department mission.

3. Evaluation and listing of mitigation, stipulation, or other control measures enforceable by the agency or another government agency:

The Department of Fish, Wildlife and Parks, through its Commission has the authority to dispose of interest in land that it owns through 87-1-209.

4. Based on the significance criteria evaluated in this EA, is an EIS required? YES / NO If an EIS is not required, explain why EA is the appropriate level of analysis for this proposed action:

No. Because of a finding of no significant environmental impacts.

5. Describe the level of public involvement for this project if any and, given the complexity and the seriousness of the environmental issues associated with the proposed action, is the level of public involvement appropriate under the circumstances?

A legal notice will be published in the Bozeman Daily Chronicle and the Helena Independent Record indicating the availability of this Draft Environmental Assessment and setting forth the duration of the comment period. Copies of the Draft will be mailed to appropriate individuals and agencies. This level of public involvement is deemed appropriate considering the complexity and seriousness of the environmental issues associated with the proposed action.

6. Duration of comment period if any: January 8- January 29, 1996. Public Hearing on January 22, 1996, 7 P.M. at Montana Dept. of Fish Wildlife and Parks Regional Headquarters.
1400 S. 19th
Bozeman, Montana

- ✕ Include a narrative explanation under Part III describing the scope and level of impact. If the impact is unknown, explain why the unknown impact has not or can not be evaluated.
- Include a narrative description addressing the items identified in 12.8.604-1a (ARM)
- ◆ Determine whether the described impact may result and respond on the checklist. Describe any minor or potentially significant impacts.
- ◆◆ Include a discussion about the issue in the EA narrative and include documentation if it will be useful.

7. Name, title, address and phone number of the Person(s) Responsible for Preparing the EA:

Jerry Wells
Administrator, Field Services Division
Montana Department of Fish, Wildlife and Parks
1420 E. 6th - P.O. Box 200701
Helena, MT 59620-0701

PART III. NARRATIVE EVALUATION AND COMMENT

The department proposes to exchange the fair market, fee title value of 120 acres of lands deemed surplus to department needs with Bridger Bowl Inc. for an interest in other lands deemed more appropriate to the mission of the department. Bridger Bowl Inc., a non-profit corporation, currently holds a land use permit on the surplus land which has enabled them to construct facilities and operate their ski area. The exchange of the property with Bridger Bowl would give them control of the future use of the 120 acres and would allow them to make additional improvements if they become necessary. If Bridger Bowl Inc. becomes the owner of the subject land, it will be subject to the zoning requirements of the Bridger Canyon Zoning ordinance. Any future development of the land would have to conform to the requirements of the Gallatin County Zoning Office. Utilizing the fair market value of the surplus land to exchange for an interest in lands more suitable to the mission of the department would provide additional public recreational opportunities.